

City of Las Vegas Downtown Redevelopment Agency
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

MINUTES

SPECIAL MEETING: #2

JANUARY 2, 1986

11:00 A.M.

Call to Order: 11:00 a.m.

Adjourned: 11:14 a.m.

REDEVELOPMENT AGENCY	PRESENT	ABSENT	EXCUSED
CHAIRMAN BILL BRIARE	X	☐	☐
VICE-CHAIRMAN RON LURIE	X	☐	☐
MEMBER BOB NOLEN	X	☐	☐
MEMBER AL LEVY	X	☐	☐
MEMBER W. WAYNE BUNKER	X	☐	☐
ASHLEY HALL, EXEC. DIRECTOR	X	☐	☐
GEORGE OGILVIE, CITY ATTORNEY	X	☐	☐
CAROL ANN HAWLEY, SECRETARY	X	☐	☐

APPROVED BY REFERENCE January 15, 1986



City of Las Vegas

000001

JAN 02 1986

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

The City of Las Vegas Downtown Redevelopment Agency will meet on Thursday, January 2, 1986 at the hour of 11 A.M. in the Council Chambers of City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada to consider the following matters:

AGENDA

1. Roll Call
2. Approval of the minutes of the previous meeting
 - A. Meeting of December 4, 1985
3. Bills and correspondence
4. Reports of committees
5. Unfinished business
6. New business
 - A. Consideration of a motion authorizing staff to enter into negotiations with a consulting firm to provide an economic analysis and development strategy for Downtown Las Vegas.
7. Adjournment

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 27th day of December, 1985, at the hour of 9:15 AM there were posted copies of a NOTICE, the attached of which is a true and correct copy of CLV Redevelopment Agency meeting to be held on the 2nd day of January, 1986, at 400 East Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin Board at the following locations:

1. In the Bradley Building, State of Nevada, 2501 East Sahara Avenue;
2. In the Senior Citizens Center, 450 East Bonanza;
3. In the Clark County Courthouse, 200 East Carson;
4. On the Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the Court Clerk's Office); and
5. On the Special Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the City Council Chamber)

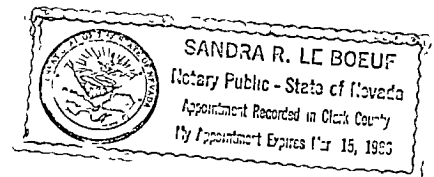
Joanne Perry
SIGNATURE

City Clerk's Office
DEPARTMENT

Subscribed and sworn to before me this

27th day of December, 1985

Sandra R. Le Boeuf
NOTARY PUBLIC in and for said County and State
My Commission expires: 3-15-86



000003

JAN 02 1986

MINUTESCITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCYJanuary 2, 1986

The second meeting of the Downtown Redevelopment Agency was held on Wednesday, January 2, 1986, at the hour of 11 A.M. in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada.

1. Roll Call**In attendance:**

William H. Briare, Chairman and Mayor of the City of Las Vegas
Ron Lurie, Vice-Chairman and Mayor Pro-Tem of the City of Las Vegas
Al Levy, Member and Councilman of the City of Las Vegas
Bob Nolen, Member and Councilman of the City of Las Vegas
W. Wayne Bunker, Member and Councilman of the City of Las Vegas
Ashley Hall, Executive Director and City Manager of the City of Las Vegas
Carol Ann Hawley, Secretary and City Clerk of the City of Las Vegas
George Ogilvie, General Counsel and City Attorney of the City of Las Vegas
Jack Thomason, Director of Operations and Director of the Department of Economic and Urban Development of the City of Las Vegas
Richard Blue, Executive Assistant to the City Manager
Randall H. Walker, Deputy City Manager, Administrative Services
Linda Owens, Deputy City Clerk
Britt Ferguson, Department of Economic and Urban Development

2. Approval of Minutes of the Meeting held on December 4, 1985.

ACTION TAKEN: Member Al Levy moved to APPROVE THE MINUTES and his motion carried unanimously.

3. Bills and Correspondence - NONE**4. Report of Committees - NONE****5. Unfinished Business - NONE****6. New Business**

A. Consideration of a motion authorizing staff to enter into negotiations with a consulting firm to provide an economic analysis and development strategy for Downtown Las Vegas.

ACTION TAKEN: Member Al Levy moved to AUTHORIZE STAFF TO ENTER INTO NEGOTIATIONS WITH THE FIRM OF LAVENTHOL AND HORWATH. The motion carried with Briare, Lurie, Levy and Nolen voting "Yes," and Bunker abstaining for the reason that he was a former partner of one of the firms being considered.

7. Adjournment - The meeting was adjourned at approximately 11:14 A.M.

NOTE: A TAPE RECORDING OF THIS MEETING IS ON FILE IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LAS VEGAS.

City of Las Vegas

AGENDA DOCUMENTATION

000004

JAN 02 1986

Date: January 2, 1986

TO: REDEVELOPMENT AGENCY

FROM: ASHLEY HALL
EXECUTIVE DIRECTOR

Ashley Hall

SUBJECT CONSIDERATION OF A MOTION AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS
WITH A CONSULTING FIRM TO PROVIDE AN ECONOMIC ANALYSIS AND DEVELOPMENT
STRATEGY FOR DOWNTOWN LAS VEGAS

PURPOSE/BACKGROUND

In May, 1985, the City of Las Vegas issued a request for Proposals to conduct a market analysis and assist staff in designing a development strategy for the Downtown.

Eleven (11) proposals were received in response to the RFP (list attached). An interdepartmental review committee, composed of representatives of the Department of Economic and Urban Development, Finance, Planning, Public Works, Design and Development and the City Attorney, reviewed the proposals and selected five (5) firms for staff interviews. Those five firms were: Economics Research Associates; Laventhol and Horwath; Hammer, Siler, George Associates; Zuchelli, Hunter & Associates; Real Estate Research Corporation.

A staff committee, composed of representatives of the above departments (with the exception of the City Attorney), then conducted extensive interviews with each of the five semi-finalists, and recommended three firms for final interview by the City Manager and City Council members. Those three firms were: Real Estate Research Corporation; Economics Research Associates; and Laventhol and Horwath. Representatives of these three firms met individually with the City Manager (Executive Director) and members of the City Council (Redevelopment Agency Members).

Staff has now completed its final analysis of the firms, including an extensive check of all references. Based on that comprehensive review, staff can recommend any one of the three;

Economics Research Associates

Laventhol and Horwath

Real Estate Research Corporation

Staff now requests authorization to enter into negotiations with the firm chosen and, if negotiations are not successful, to proceed on to one of the other two firms.

FISCAL IMPACT

The exact cost will not be known until after negotiations are complete, but staff estimates that it will be approximately \$250,000, to be provided by the City from its Downtown Development Fund.

RECOMMENDATIONS

It is the recommendation of the Executive Director that staff be authorized to enter into negotiations as stated above.

Agenda Item

6. A

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JAN 02 1988

FIRMS MAKING PROPOSALS
FOR DOWNTOWN MARKET ANALYSIS/DEVELOPMENT STRATEGY
(Team Leaders/Prime Contractors)

Zuchelli, Hunter & Associates
160 South Street
Annapolis, Maryland 21401
(301) 269-6565
Attention: Mr. Ralph J. Basile

Real Estate Research Corporation
72 West Adams Street
Chicago, Illinois 60603
(312) 346-5885
Attention: Mr. Richard E. Starr

William C. Lawrence Company, Inc.
304 South Broadway, Suite 444
Los Angeles, California 90013
(213) 617-0588
Attention: Mr. William C. Lawrence

COMARC Systems
150 Executive Park Boulevard
San Francisco, California 94134-3399
(415) 467-1300
Attention: Mr. Frank W. Osgood

Laventhol & Horwath
Valley Bank Center, 7th Floor
101 Convention Center Drive
Las Vegas, Nevada 89101
(702) 737-5533
Attention: Mr. Christopher Lee

Hammer, Siler, George Associates
1638 Pennsylvania
Denver, Colorado 80203
(303) 860-9996
Attention: Mr. J. Lee Sammons

The Goodkin Group
La Jolla Corporate Center
3252 Holiday Court, Suite 108
La Jolla, California 92036
(619) 457-5331
Attention: Mr. Gary H. London

Thoreson-Peterson Planning Group
P.O. Box 1785
Spokane, Washington 99210
(509) 456-0170
Attention: Mr. John E. Thoreson

Halcyon, Ltd.
1527 Stockton Street
San Francisco, California 94133
(415) 397-1896
Attention: Mr. Tom Sargent

Finley, McDermott & Co.
333 East 46th Street
New York, New York 10017
(212) 949-4757
Attention: Ms. Grace J. Finley

Economics Research Associates
10960 Wilshire Boulevard
Los Angeles, California 90024
(213) 477-9585
Attention: Mr. David A. Wilcox